

Before Queenstown Lakes District Council

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In the matter of            The Resource Management Act 1991

And                            The Queenstown Lakes District Proposed District Plan –  
Topic 12 Upper Clutha Mapping

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**STATEMENT OF EVIDENCE OF DUNCAN WHITE FOR**

**Sneaky Curlew Pty Ltd (#737)**

Dated 4 April 2017

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## **Qualifications and Experience**

- 1 My name is Duncan Lawrence White. I hold the qualifications of a Bachelor of Science in Geography, a Diploma for Graduates and a Post Graduate Diploma in Science. Both of the latter two qualifications are in Land Planning and Development. These qualifications are all from the University of Otago.
- 2 I have over 14 years experience as a planner. I have seven years planning experience with the Manukau City Council, including three years as a subdivision officer processing subdivision resource consent applications, followed by four years as an environmental policy planner undertaking district plan changes, policy development and the acquisition of reserves. For the past seven years I have lived in Wanaka and worked as a planner for Paterson Pitts Limited Partnership (Paterson Pitts). Paterson Pitts is a land development consultancy that undertakes a variety of rural and urban subdivision, resource consent applications and plan change work, primarily around Wanaka.

## **Background**

- 3 In preparing this evidence I have reviewed the following reports and statements of evidence of other experts giving evidence relevant to my area of expertise, including:
  - (a) The submissions of Sneaky Curlew Pty Ltd (#737) and Varina Pty Ltd (#591)
  - (b) The further submissions of Sneaky Curlew Pty Ltd (#1179), Varina Pty Ltd (#1251) and JWA & DV Smith Trust (#1276)
  - (c) The Proposed District Plan planning maps, primarily Map 21;
  - (d) The S32 Evaluation Reports –Chapter 13 Wanaka Town Centre Zone and Chapter 8 – Medium Density Residential;
  - (e) S42A Hearing Report - Chapter 13 Wanaka Town Centre Zone and Chapter 8 – Medium Density Residential, including the S32AA evaluation of recommended changes;
  - (f) S42A Hearing Reports – Upper Clutha Mapping, including the Strategic Overview and Common Themes and the Group 1B – Business and S32AA evaluation of relevant recommended changes and supporting evidence.
  - (g) A draft of the planning evidence of Mr Greaves on behalf of Varina Pty Ltd (submitter #591).
  - (h) A draft of the urban design evidence of Ms Corson on behalf of Varina Pty Ltd (submitter #591).

- 4 I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014. This evidence has been prepared in accordance with it and I agree to comply with it. I can confirm that this evidence is within my area of expertise, except where I state that I have relied on material produced by other parties, and that I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

### **Evidence**

- 5 Sneaky Curlew Pty Ltd own the site at 68 Brownston St, Wanaka (Sec 4 Block XXIV Town of Wanaka). This site is on the south-side of Brownston St in the block between Helwick and Dungarvon Streets. This site is within the area proposed by the Proposed District Plan (PDP) to be Medium Density Residential (MDR) with the Wanaka Town Centre Transition Overlay (WTCTO).
- 6 Sneaky Curlew submitted (#737) on the PDP seeking that the area of the WTCTO on the south-side of Brownston St in the blocks from Dungarvon St to Chalmers St for half the block depth to Upton St be rezoned to Wanaka Town Centre Zone (WTCZ). Sneaky Curlew also submitted that the zoning of the remainder of the MDR south of the Wanaka Town Centre be confirmed.
- 7 Varina Pty Ltd own land immediately adjacent to the south-west of Sneaky Curlew's site at 72 -78 Brownston St which contains Cinema Paradiso. Varina have also submitted (#591) seeking that the WTCTO be rezoned to WTCZ.
- 8 Both submitters have noted that the submission area is in transition and now contains mostly commercial activities, or visitor accommodation, in converted houses. Brownston St has become a primary east-west cross-town connector in conjunction with lower Ardmore St. This, and growth in population and visitor numbers, has resulted in a significant increase in traffic using Brownston St, and has further reduced amenity for remaining residential uses on Brownston St.
- 9 Both submissions consider that this transitional area requires a better designed and permanent edge to the Wanaka Town Centre and consider that the WTCTO will result in the managed growth of commercial activities in the areas but within buildings built in accordance with the MDR bulk and location standards. I agree with Mr Greaves' draft evidence (para 23) that the WTCTO will result in buildings that will not provide the best design outcomes for this transition and that consequently this area might develop inefficiently resulting in less than optimal outcomes for the function and operation of the Wanaka Town Centre.
- 10 I share Mr Greaves' concerns (para 24) about the lack of urban design input into the Section 42A report and have reviewed and agree with Ms Corson's urban design assessment of the disadvantages of the TCTO and the advantages of replacing the TCTO with WTCZ (paras 48 to 60 pp19 - 22).

- 11 I agree with Mr Greaves' paras 31-36 (pp13-14) about the transportation effects of the proposal, the exclusion of the Transport chapter from Stage 1 of the Proposed District Plan and his suggested new policy provisions and adding additional matter of discretion into Rule 13.4.4.
- 12 In relation to residential amenity effects I note that land adjacent to the submission area is to be upzoned to Medium Density Residential and is predominantly established housing stock on larger sites. Given this I consider that taking up of the opportunities provided by the MDR zone by sites adjacent to the submission area will result in buildings designed to respond to the baseline provided by the provisions that apply in the subject site (ie the design and the height itself will mitigate some of the effects from adjacent commercial development) and also such buildings will be built to the current Building Code requirements which include insulation and double glazing, so the construction methodologies will also assist in reducing the effects of adjacent future commercial development.
- 13 I have also considered Mr Greaves' recommended changes to the PDP and while the changes are different to those anticipated by Sneaky Curlew's submission I consider these changes to be refinements that are efficient and effective and that these provide environmental benefits with limited costs and that there is little risk associated with his proposed changes.
- 14 Given the above I prefer Mr Greaves' assessment and recommendations over those of the S42A report and consequently consider that the submissions from Sneaky Curlew and Varina with the modifications sought in Mr Greaves' evidence should be adopted and incorporated into the District Plan.

**Dated this 4th day of April 2017**

**Duncan White**